

# Cumbrian Properties

20 Ryehill Park, Kirklington



Price Region **£350,000**

**EPC-E**

Detached property | Sought after village location  
Open plan living | 4 bedrooms | 1 bathroom  
Driveway | South facing rear garden

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## 2/ 20 RYEHILL PARK, KIRKLINTON, CARLISLE

This four-bedroom detached property, nestled in the highly desirable village of Kirklington. As you step through the entrance hall, you'll be greeted by a spacious open-plan dining lounge and kitchen area. This welcoming space is perfect for both family gatherings and entertaining guests, featuring a cosy log burner that adds a warm, inviting ambiance. French doors open out to a delightful south-facing rear garden, allowing natural light to flood the room and providing a seamless transition between indoor and outdoor living. Adjacent to the kitchen there is a practical utility room and a convenient cloakroom. The ground floor also includes a versatile snug/children's playroom and an office, ideal for working from home or pursuing hobbies. Ascending to the first floor, you'll find four generously sized bedrooms and a well-appointed four piece family bathroom. The rear garden is a picturesque haven, featuring block paving, lawn, garden shed and stunning countryside. The front of the property boasts another lawned area and a driveway, complete with an electric vehicle charger for modern convenience. Situated in a cul-de-sac, this home enjoys the perfect blend of rural tranquility and accessibility, being just 6 miles from Brampton and 8 miles from Carlisle.

The accommodation with approximate measurements briefly comprises:

**Composite door into entrance hall.**

**ENTRANCE HALL** Wood panelling up to dado height, staircase to the first floor and door to open plan dining lounge/kitchen.

### **OPEN PLAN DINING LOUNGE/KITCHEN**

**DINING LOUNGE (19'3 x 23'9)** Double glazed windows to the front, radiator and cosy log burner.

**DINING KITCHEN (22'7 x 11')** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, integrated dishwasher and free standing dual oven and grill with five burner hob and extractor hood. Understairs storage cupboard, wood effect laminate flooring, radiator, double glazed window to the rear, heated towel rail and double glazed patio doors to the rear garden. Door to utility room.



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**UTILITY ROOM (12'2 x 9')** Wood effect laminate flooring, fitted worksurfaces, cupboards and drawers, plumbing for washing machine and a 1.5 bowl sink with drainer and mixer tap. Houses the gas boiler, double glazed window to the rear and double glazed door to the rear garden.

**CLOAKROOM** WC with concealed cistern, wood effect laminate flooring and tiled walls.

**SNUG/GAMES ROOM (11'8 x 8'10)** Electric radiator.



UTILITY/CLOAKROOM



SNUG

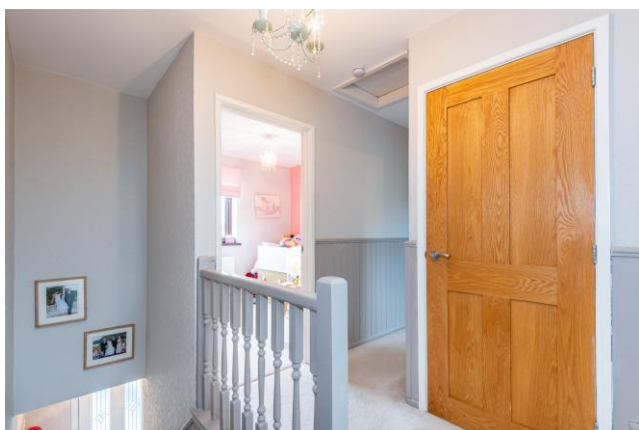
**OFFICE (8'9 x 7')** Double glazed windows to the front, electric radiator.



OFFICE

## **FIRST FLOOR**

**LANDING** Built in shelved storage cupboard and access via a pull down ladder to loft space. Doors to bedrooms and bathroom.



LANDING

4/ 20 RYEHILL PARK, KIRKLINTON, CARLISLE

**FAMILY BATHROOM (8'5 x 6'5)** Four piece suite comprising WC with concealed cistern, panelled bath, wash hand basin and walk-in shower unit with waterfall attachment. Tiled flooring, tiled walls, heated towel rail and double glazed frosted window to the rear.



FAMILY BATHROOM

**BEDROOM 1 (13'9 x 11')** Double glazed windows to the rear and radiator.



BEDROOM 1

**BEDROOM 2 (11'6 x 10'7)** Double glazed window to the front, radiator and three fitted wardrobes.

**BEDROOM 3 (15'2 x 8'9)** Double glazed window to the front and radiator.



BEDROOM 2



BEDROOM 3

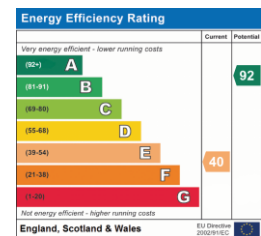
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**BEDROOM 4 (11'8 x 8'3)** Double glazed window to the front and radiator.



BEDROOM 4

**OUTSIDE** Block paved driveway to the front of the property electric vehicle charging point, lawned area, floral borders, tree and shrubs. To the rear of the property is a spacious south facing garden with beautiful views of the neighbouring countryside. Blocked paved patio area, lawned areas, paved footpaths, floral borders, timber garden shed, bushes, trees and shrubs. External tap, raised block paved sandstone patio area and gated access down the side to the front.



**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band D

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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